

SITE PLAN REVIEW AGENDA

Tuesday, June 6, 2017

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-35-16-17
Applicant: Reza Hourmanesh
Address: 618 Upper Falls Boulevard
Zoning District: C-2
Description: Construct vehicle service operation (gas sales) and convenience store. Store will re-use existing 2400 sf building. Gas pumps and canopy will be new construction. Project includes a 3000 sf (+/-) future development site.

Requirement for Site Plan Review: 120-191D(3)(b)[3]: The development or redevelopment of any sites devoted to vehicle-related uses

Site Plan Type: Minor
Quadrant: NE
Enforcement: Yes
SEQR: Unlisted
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov

SITE PLAN REVIEW PROJECT UPDATES:

File #: SP-34-16-17
Address: 270 East Avenue
Zoning District: CCD-E
Description: Construct 4-5 story, 221,000 square foot, mixed use building with retail, office, 120 (+/-) dwelling units, 124 underground and ground level parking spaces, and a public open space

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress

File #: SP-32-16-17
Address: [990](#), 960, and 956 West Ridge Road
Zoning District: C-3 and R-1 (proposed to be rezoned to all C-3)
Description: Rezone 960 and 956 West Ridge Road and incorporate these parcels into the site. Construct new 3000 square foot vehicle service building (oil change) and install additional outdoor vacuum stations. Reconfigure site circulation, parking, and car wash queuing. Note: approximately half the site is within the Town of Greece.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress

File #: SP-33-16-17
Address: [645 Norris Drive](#)

Zoning District: R-3
Description: Redevelop existing multifamily residential complex in three phases. Final project build out includes demolition of existing buildings with 60 dwelling units (approximately 31,500 square feet) and construction of two 3-story buildings with 37 apartments in each, and three 2-story buildings with 8 townhouse style apartments in each. The final project will have five buildings with 98 total dwelling units (approximately 111,000 square feet). Project also includes site, landscaping, and parking improvements.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress

File #: **SP-31-16-17**
Address: [977-1077 Lake Avenue](#), 2 Lake View Park, 4-22 Lake View Park, 3 Fairview Heights

Zoning District: R-3 and R-1 (proposed to be rezoned to new PD #19)
Description: Rezone properties to Planned Development (PD). Redevelop 6.27 acre site, the former Nazareth Academy and Sisters of St. Joseph Motherhouse, as Education Success Campus. Project includes new vehicular and pedestrian access and circulation and expansion of on-site parking from approximately 109 to 199 spaces.

Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238
Notes: Site Plan review in progress

File #: **SP-30-16-17**
Address: [740](#) and 748 East Main Street
Zoning District: Marketview Heights Urban Renewal District/C-2
Description: Redevelop existing restaurant with drive-through operation by adding a second ordering station.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress

File #: **SP-29-16-17**
Address: [1201 Elmwood Avenue](#) and 340 Science Parkway
Zoning District: IPD and PD #7 (proposed to be rezoned to new PD #18)
Description: Rezone property from IPD to PD. Redevelop 17.7 acre site, a portion of a former psychiatric hospital. Project includes demolition of 224 foot tall, 17 story, 490,000 sf former hospital building and construction of a mixed use development. The new development will be a mix of multi-family residential (420 units), hotel, commercial, amenity, and service and support space, approximately 615,000 sf in 8 separate buildings. The 8 new buildings will range from 22 to 145 feet tall. The new development will have 654 parking spaces split between parking garages (370 spaces) and surface lots (284 spaces). The new development will have an internal street, sidewalk, and trail network, including a vehicular and pedestrian connection to Science Parkway. *[This project description reflects the portion of the project within the City of Rochester]*

All drawings and documents submitted to the City of Rochester and Town of Brighton can be viewed and downloaded here:

Drawings: <https://www.recplanroom.com/plans.php?job=149&jobName=1201+Elmwood+Ave>

Documents: <https://www.recplanroom.com/specs.php?job=149&jobName=1201+Elmwood+Ave>

Contact Person: Review Team:
Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Zina Lagonegro, zina.lagonegro@cityofrochester.gov, 585-428-7054
Jill Wiedrick, jill.wiedrick@cityofrochester.gov, 585-428-6914

Notes: Site Plan review in progress

File #: **SP-17-16-17**

Address: [40 Donald Street](#)

Zoning District: M-1

Description: Construct 262 unit, 5 building, self storage facility on northern portion of the property

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

Notes: Site Plan approval issued 5-26-2017.

File #: **SP-04-16-17**

Address: [309 Jefferson Avenue](#) (includes 309 Jefferson, 299 Jefferson, 10, 12, and 14 St. Clair Street)

Zoning District: R-2

Description: To construct a 28 space parking area to serve existing church and establish ancillary parking lots across Jefferson.

Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238

Notes: Preliminary findings issued 3-31-2017. Project requires C of A from RPB and variance from ZBA.

File #: **SP-38-15-16**

Address: [359](#), 365, 371 and 377 Whitney Street

Zoning District: M-1

Description: To change use to vehicle repair and sales and combine 359, 365, 371 and 377 into a single parcel.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761

Notes: Site Plan Approval pending

File #: **SP-07-16-17**

Address: [360 Alexander Street](#)

Zoning District: R-2

Description: Legalize 22 space parking lot as ancillary parking for hotel and restaurant at 384 East Avenue.

Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov

Notes: Site Plan findings pending/applicant assessing project

File #: **SP-10-16-17**

Address: [87 Kenilworth Terrace](#)
Zoning District: C-2
Description: Legalize 23 space parking lot as ancillary parking for 19 unit multifamily dwelling at 820 East Main Street.
Contact Person: Jill Wiedrick, jill.wiedrick@cityofrochester.gov, 585-428-6914,
Notes: Special permit approved by CPC 5-1-2017. SPR approval pending.

File #: **SP-40-15-16**
Address: [1037 Bay Street](#)
Zoning District: C-1
Description: To legalize use of the western portion of the parcel as part of the vehicle repair operation on the eastern portion.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan findings issued 2-24-2017, special permit and area variance required.

File #: **SP-01-16-17**
Address: [1509 North Clinton Avenue](#) (project includes 19 and 15 Sunshine Street, 1509, 1519, and 1525 North Clinton Avenue)
Zoning District: M-1, C-2
Description: Expand junkyard operation from 19 Sunshine into 1509 North Clinton. Existing vehicle parts sales and associated offices at 1519 and 1525 North Clinton to remain.
Contact Person: Jason Haremza, 585-428-7761, jason.haremza@cityofrochester.gov
Notes: Director of Planning and Zoning attended meeting on site to review fire damage. Revised preliminary findings to be issued.

File #: **SP-06-16-17**
Address: [2611 Mount Read Boulevard](#) (project includes 11 parcels: 2543, 2547, 2553, 2563, 2569, 2587, 2591, 2595, 2599, 2603, 2611 Mount Read)
Zoning District: C-3
Description: Redevelop vehicle related site. Add a four bay vehicle service operation (Mobil Express Lube) to the existing vehicle sales operation (Websmart Auto, which is affiliated with Bob Johnson Chevrolet) at north end of site, along West Ridge Road. Expand the parking associated with the Bob Johnson Detail Shop at the south end of the site. Includes pavement, landscaping, and drainage improvements.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan approval issued 5-17-2017.

File #: **SP-20-16-17**
Address: [419 Thurston Road](#)
Zoning District: R-1
Description: Change use of existing nonconforming building from one nonconforming use (vehicle repair, vacant) to another (retail), with site and landscaping improvements.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov

Notes: Scheduled for 6-5-2017 CPC

File #: **SP-24-16-17**
Address: [1535 Hudson Avenue](#) and 611 East Ridge Road
Zoning District: C-3
Description: Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Waiting for revised drawings.

File #: **SP-18-16-17**
Address: [8½ Prince Street](#) (AKA 8C)
Zoning District: R-3
Description: Construct 137 space ancillary parking lot to serve the hotel operated uses in Planned Development (PD) #16, Century-Strathallan
Contact Person: Peter Siegrist, peter.siegrist@cityofrochester.gov, 585-428-7238
Notes: Approved by CPC 5-1-2017, Site Plan approval pending

File #: **SP-12-16-17**
Address: 120 Charlotte Street
Zoning District: CCD-E
Description: Construct a 4 story, 50 unit, multifamily dwelling and 17 space parking lot.
Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan approval pending.

File #: **SP-08-16-17**
Address: [135-165 Murray Street](#)
Description: Legalize the existing salvage yard.
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: SPR termination warning letter issued; property in enforcement.

File #: **SP-21-16-17**
Address: [586 Lyell Avenue](#)
Zoning District: C-2
Description: Change use from vehicle sales and service (vacant) to vehicle service only (vehicular locksmith).
Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan findings pending; requires Special Permit application to CPC

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None